



## CITY OF HAYWARD AGENDA REPORT

Meeting Date 4/08/04  
Agenda Item 1

**TO:** Planning Commission

**FROM:** Erik J. Pearson, AICP, Associate Planner  
Andrew S. Gaber, P.E., Development Review Engineer

**SUBJECT:** Zone Change No. PL-2003-0533 & Vesting Tentative Tract Map 7470/PL-2003-0534 –Trumark Companies (Applicant)/ The Domoto Family Partners LP (Owner) -- Request to Change the Zoning From an Agricultural (A) District to a Planned Development (PD) District and Subdivide 5 Acres to Build 50 Homes

The Project Location Is 26521 Whitman Street (former Domoto Nursery).

### RECOMMENDATION

Staff recommends that the Planning Commission deny the zone change application and Preliminary Development Plan and deny the Vesting Tentative Tract Map application, subject to the attached findings.

### BACKGROUND

Toichi Domoto established a nursery on the project site in 1927. In 1970 Toichi received the California Association of Nurseryman's coveted Pacific Coast Nursery Award, the highest recognition given an individual for his contribution to horticulture. In 1978, the Domoto family reduced the size of the nursery by selling 23 acres, which became the *Fruitwood* residential subdivision. The nursery has been closed for approximately 10 years. The 5-acre site is currently developed with one house constructed in 1950. In staff's opinion, the house has no historic or architectural merit. The remainder of the property is open with many large trees.

### DISCUSSION

The applicant has requested to change the zoning of the property from an Agricultural (A) District to a Planned Development (PD) District to allow the subdivision of the 5-acre parcel and construction of 50 homes in a development pattern that varies from the more conventional type of residential development. Detached housing is proposed on parcels ranging from 1,703 square feet to 7,574 square feet.

Since the applicant submitted plans in September 2003, there have been many attempts to create a project that (1) saves the significant trees, (2) provides detached housing, (3) meets the City's development standards, and (4) maintains a unit count that the applicant is seeking. Although staff is supportive of a creative approach to development of the site given the numerous mature

trees, several issues remain unresolved that prevent staff from supporting the application at this time. The plans being presented to the Commission are, in staff's opinion, less than ideal. The outstanding issues are discussed below. Because the applicant maintains that, as designed, the proposed project will provide an attractive living environment with several housing alternatives, and in consideration of the applicant's time constraints, the applicant is seeking the support of the Planning Commission rather than making additional changes.

#### *General Plan/Neighborhood Plan*

The Whitman-Mocine Neighborhood Plan, adopted by the City Council in 1997, changed the General Plan designations on the two nursery sites (Domoto and Sakai) on Whitman Street from Medium Density Residential, which allows up to 17.4 dwelling units per net acre, to Limited Medium Density Residential (LMDR), which allows up to 12 dwelling units per net acre. The change reflected Whitman-Mocine Task Force's position that the densities reflected by *California Heritage* (8.8 units/net acre) located at the corner of Harder and Mocine and the *Fruitwood* development (9 units/net acre) were appropriate and fit in with the neighborhood. The neighborhood plan specifically supports residential development on the subject site, with density consistent with the LMDR General Plan designation allowing up to 12 dwelling units per net acre. The Neighborhood Plan states, "New development should be single-family detached housing, but may use zero lot line design." The Neighborhood Plan calls for special attention to be given to the design of the Whitman Street frontage and for development applications to be processed under the PD zoning district to allow for maximum flexibility. In 1999 Magnolia Place was approved for the site of the former Sakai nursery with an average lot size of 4,400 square feet and a net density of 9.8 units per acre.

One of the unresolved issues relates to the density of the project. The densities permitted for the various land use designations in the General Plan are expressed in terms of *net* density, which excludes the area required for public and private streets. The plans show a mixture of public and private streets. For the project at issue, the applicant's position is that the paved travel ways that serve primarily as access between the public streets and garages should not be considered streets and that the density of the project is therefore 11.7 dwelling units per acre. However, these travel ways would each have street names and dwellings located along these travel ways would have addresses on these streets. For this reason, staff believes the actual net density is 12.8 dwelling units per net acre, which exceeds the density allowed under the General Plan. When there is a question regarding the interpretation of the Zoning Ordinance or its application to any specific case or situation, the Planning Commission may resolve this question. No precedent has been set with regard to this interpretation.

Regardless of the interpretation regarding density, the number of dwelling units proposed results in a development pattern where the street design lacks sufficient interest, where dwellings are aligned in rows with as little as 11 feet between front porches, where the sides many of the dwelling units would be separated by only 8 feet, where the small private yards would be shaded for most of the day, and where the use of group open space would be limited. Staff is concerned that the spacing of the buildings would create a crowded feel to the community.

### *Architecture*

The proposed homes range in size from 1,479 square feet to 2,243 square feet. There are four models, each with two architectural schemes. Plan 1 has three bedrooms, and the other three plans have four bedrooms. Each home has an attached two-car garage. The proposed homes have been designed in a contemporary architectural style using a combination of stucco and wood siding with stone accents.

With minor revisions, staff generally supports the design of the houses as viewed individually. For example, greater architectural interest should be paid to those dwellings with sides facing the public street. However, when viewed collectively, the dwellings would appear crowded due to the limited distance between buildings and the lack of sufficient offsets between first and second floors.

To avoid the appearance of crowding and to provide an attractive streetscape, the City's Design Guidelines require that at least 50 percent of the homes have second floors smaller than the first floors. In staff's opinion, the spirit of the Design Guidelines is not met in that the second floor on Plan 2 is only 4 square feet smaller than the first floor.

The Design Guidelines also require that at least 50 percent of the homes have at least one side building wall above the first floor level set in from the minimum side yard setback. Plans 3 and 4 have a sufficient difference between the first and second floor walls, but Plan 2 only has an 18-inch offset. Plan 2 is designed as a four bedroom house. If the fourth bedroom were eliminated, the mass of the second story would be reduced and the house could easily meet these two guidelines.

The proposed houses would range from 25 ½ to 30 feet tall (measured to the tallest peak)<sup>1</sup>. Additional fill would be imported and a 5-foot tall retaining wall is proposed along the rear property line of the site. This increase in the grade elevation is necessary to achieve proper storm water drainage from the site. As shown on Sheet L-3 of the plans, a 6-foot tall solid wood fence is proposed atop the 5-foot-high retaining wall, resulting in an 11-foot tall wall for the neighbors living on Jane Avenue. This is an undesirable impact to the neighbors on Jane Avenue; however, some precedent has been set in that the *Fruitwood* subdivision to the south and the *Whitman Green* apartments to the north have 2-foot and 5-foot tall retaining walls respectively.

### *Building Separation/Setbacks*

The Plan 4 homes proposed along the south property line are as close as 10 feet to the southerly property line. However, the two-story element of these homes is at least 20 feet from the southerly property line to help preserve privacy between the new homes and neighboring properties.

The majority of the homes would be separated by 8 feet from side to side. The Zoning Ordinance requires a minimum setback between primary structures of 10 feet. The Planned Development District allows flexibility in the standards when there is an offset or compensation by providing

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<sup>1</sup> The Zoning Ordinance requires that building height be measured to the midpoint of the highest gable of a pitched or hip roof from the existing or finished grade, whichever is lower. All the proposed homes would meet the 30-foot height limit using this method.

functional facilities or amenities not otherwise required or exceeding other required development standards. For subject project, the only compensating amenity would be the preservation of the mature trees.

Hayward Commons, a project on Hayward Boulevard supported by the Planning Commission and approved by the City Council last year, had homes separated by only 6 feet. The limited 6-foot separation was justified by two factors. First, windows were limited on one side of each unit to protect the privacy of the occupants. Secondly, extra open space was provided for both private open space and group open space. Hayward Commons was approved with 4,619 square feet of group open space when 1,400 was required. Also, that project included a front yard of 250 square feet of private open space per unit for a combined total of 579 square feet per unit. Whitman Village has 600 square feet of combined private and group open space per unit; however, not all lots have usable private open space. Hayward Commons has all private open spaces located in the front of the homes, making them more accessible.

#### *Open Space*

The applicant indicates that for most of the prospective homebuyers, the detached units proposed for the majority of the project are a step above an attached townhouse project – a bridge, so to speak, between standard townhouses and single-family dwellings. As such, yard areas typically found in conjunction with single-family dwellings are lacking.

With regard to group open space, if the open space standards for multiple-family projects were applied, at least 5,000 square feet of group open space would be required and 9,530 square feet are proposed. These spaces are primarily around the large trees, which makes their use for other than passive recreational purposes impracticable. However, Sheet L-1 shows that approximately 800 square feet of Parcel F is designated as a tot lot.

With regard to private open space, private open space is required to have no dimension less than 10 feet. For subject project, 3 lots have no private yards, and the yards of 20 of the lots are only 8 feet wide. Because all units have at least three bedrooms and families can be expected to occupy many of them, staff believes it is important for each dwelling unit to have usable private yards.

Although the Plan 3 and Plan 4 lots have 20-foot and 10-foot rear yards respectively, the access to the rear yards is limited. Each house will have only a 3-foot side yard on one side and a 4-foot yard on the opposite side.

Sorensdale Park, Harder School and Tennyson High School are close by and would provide additional recreational opportunities for residents of the project. In addition, if the project were approved, the applicant would be required to pay park in-lieu fees to help pay for new facilities in the area. Because the application was deemed complete on December 9, 2003, the new increased fees would not apply.

#### *Parking/Circulation*

The project has been designed with a total of 181 parking spaces, or 3.6 parking spaces per unit. The attached two-car garages would account for 100 of the spaces, with the remaining 81 spaces

located along one side of the major street and within parking bays and are for general use. Only 18 of the 50 lots in the proposed project have driveways large enough to park cars.

If the project were considered a multi-family project, the City's Off-Street Parking Regulations would require 2.1 parking spaces per unit or a total of 105 parking spaces. If it were a traditional single-family development, 250 parking stalls would be required, consisting of 5 parking spaces per unit (two spaces in a garage, two in the driveway and one on the street in front of the house).

The applicant first submitted a proposal with curvilinear streets and looped streets, with only one dead-end. Although the street pattern was attractive, the pattern was lost as the applicant revised the plans to meet requirements such as minimum street widths and building setbacks while maintaining the overall density he desired. Staff does not support the proposed street layout with five dead ends for aesthetic reasons and due to the long back out distance cars and trucks would be subject to. If a visitor were to enter a court and find the spaces in the parking bays full, he or she would have to back out the length of the court or use a 5-foot long private driveway to turn around. Garbage trucks, moving vans and similar vehicles would also have to back out of these streets.

#### *Garbage & Recycling*

All lots except 28, 34, and 42 have private yards where garbage carts and recycling bins may be stored. Lot 50 only has a 4-foot wide side yard, which may not allow a person to walk through the yard as a 64-gallon garbage cart would take up approximately 2 ½ feet of the yard width. The City's Solid Waste and Recycling Division has reviewed the plans with Waste Management. Despite the fact that garbage trucks will have to back down each 150-foot long court, Waste Management has found the plan to be acceptable. If trucks operating in Hayward have automated arms in the future, the trucks will have to drive down each court twice – once forward and once backward to service the containers on both sides of the driveway.

#### *Trees*

The project will require the removal of 45 of the 82 trees. Of the remaining 37 trees, 24 will be kept in place and 13 will be relocated within the site. The City's Landscape Architect has worked closely with the applicant to have the better trees protected or relocated. If the project is approved, replacement trees totaling in value equal to those removed would be required to be planted throughout the site. All the trees to be removed have been rated as being in moderate to poor health and structure. In staff's opinion, the dwelling on Lot 50 should be relocated or eliminated so that the footprint does not fall within the dripline of tree number 60. (See Sheet C-4 of the plans.)

Children living at the new homes would attend Harder Elementary School (20 students), Cesar Chavez Middle School (4.5 students) and Tennyson High School (10.5 students). As of the 2002/2003 school year, Harder Elementary and Tennyson High Schools were below capacity, but Cesar Chavez was exceeding capacity.<sup>2</sup> Pursuant to California Code Sections 65996 and

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<sup>2</sup> The details of capacity and enrollment for the 2002/2003 school year (the most recent available) were as follows:

Tennyson High – capacity = 2,170; enrolled = 1,972

Cesar Chavez – capacity = 738; enrolled = 799

Harder Elementary – capacity = 734; enrolled = 724

65997, the current state law governing financing of new school facilities in California, payment of school impact fees to the school district represents acceptable mitigation of school impacts.

AC Transit bus route #91 passes directly by the property and serves the Downtown Hayward, South Hayward and Castro Valley BART stations.

### Tract Map

The proposed subdivision shows 58 parcels; 50 single-family lots, 7 open space lots and 1 lot for the private courts and parking area and public streets. The homeowners' association would own the private courts, common parking areas, and open space lots.

The developer is proposing a combination of public streets and private courts within the tract. Street "A" and the extension of Mahogany Street will be public streets while all of the proposed Courts will be private and will be maintained by the homeowners association. If the project is approved, the developer will need to modify the vesting tentative map to show separate parcels for the private courts and the common walkways serving the row units.

There are existing utilities within Whitman Street and Edwin Way, including sanitary sewer, water and storm drains, with sufficient capacity to adequately serve the proposed project. Whitman Street currently has full improvements and is at its ultimate street width. The developer would be required to remove and replace any damaged improvements as well as construct the new intersection with Street "A" and the extension of Mahogany Street with the tract improvements.

### **ENVIRONMENTAL REVIEW**

The proposed project is Statutorily Exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15270, *Projects which are Disapproved*. If the Planning Commission is supportive of the application, environmental review is required before endorsement of the plan.

A Biological Resources Analysis dated July 18, 2003, submitted with the application recommends that a preconstruction survey for burrowing owls be conducted prior to any site disturbance. On March 8 and 9, 2004, the site was cleared and tilled without benefit of a grading permit. The survey was not done prior to the grading. If an Initial Study is prepared, mitigation may be included to require replacement habitat to be designated elsewhere for a minimum of one pair of burrowing owls, which require at least 6.5 acres. The Department of Fish and Game has stated that given the current situation, it should be assumed that the site was occupied by burrowing owls.

Since the grading has taken place, two neighbors have called to complain about dust. One noted that she and her neighbors have been suffering from runny noses and sore throats, suspecting that the soil on the site may be contaminated. The applicant had submitted a Phase I Environmental Site Assessment dated October 8, 2003 prepared by ENGEO Incorporated. The report recommends that a Phase II assessment be conducted to assess potential agrichemical impacts to the site soils.

The Phase I report also recommends an asbestos and lead-based paint survey be conducted of the existing house prior to its demolition.

## **PUBLIC NOTICE**

On September 19, 2003, a Referral Notice was sent to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. Notice was also provided to the Whitman-Mocine Neighborhood Task Force, the South Hayward Neighborhood Association, and the Briarwood Homeowners Association.

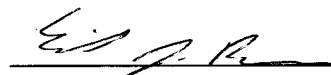
A neighborhood meeting was held on October 9, 2003. Two neighbors attended and raised the issues of privacy and rear yard views of homes on Jane Avenue, trees, parking, perimeter wall and fencing material, community parks and lack of a clubhouse or other building for the homeowners association to meet in. In response, the applicant reduced the height of proposed homes along the rear property line, created more small parks within the project and created more parking areas for guests.

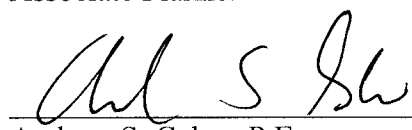
On March 29, 2004 a Notice of Public Hearing for the Planning Commission meeting and Notice of Preparation of Environmental Document were mailed. In addition, a public notice sign was placed at the site prior to the Public Hearing to notify neighbors and interested parties residing outside the 300-foot radius.

## **CONCLUSION**

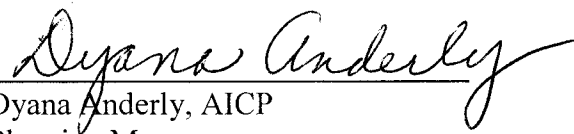
Staff supports a creative approach to development in order to preserve many of the trees on the property. In staff's opinion, to achieve a more attractive living environment, the project should be designed so as to provide more space between units, more private open space, and the street pattern should be curvilinear and looped for aesthetic and efficient reasons. If the Planning Commission supports the project, staff will present CEQA review, findings and conditions, which the Commission would then recommend to the City Council. If the Planning Commission denies the application, the applicant may appeal the decision to the City Council. Otherwise, a new application with a substantially different plan may be submitted at any time.

*Prepared by:*

  
Erik J. Pearson, AICP  
Associate Planner

  
Andrew S. Gaber, P.E.  
Development Review Engineer

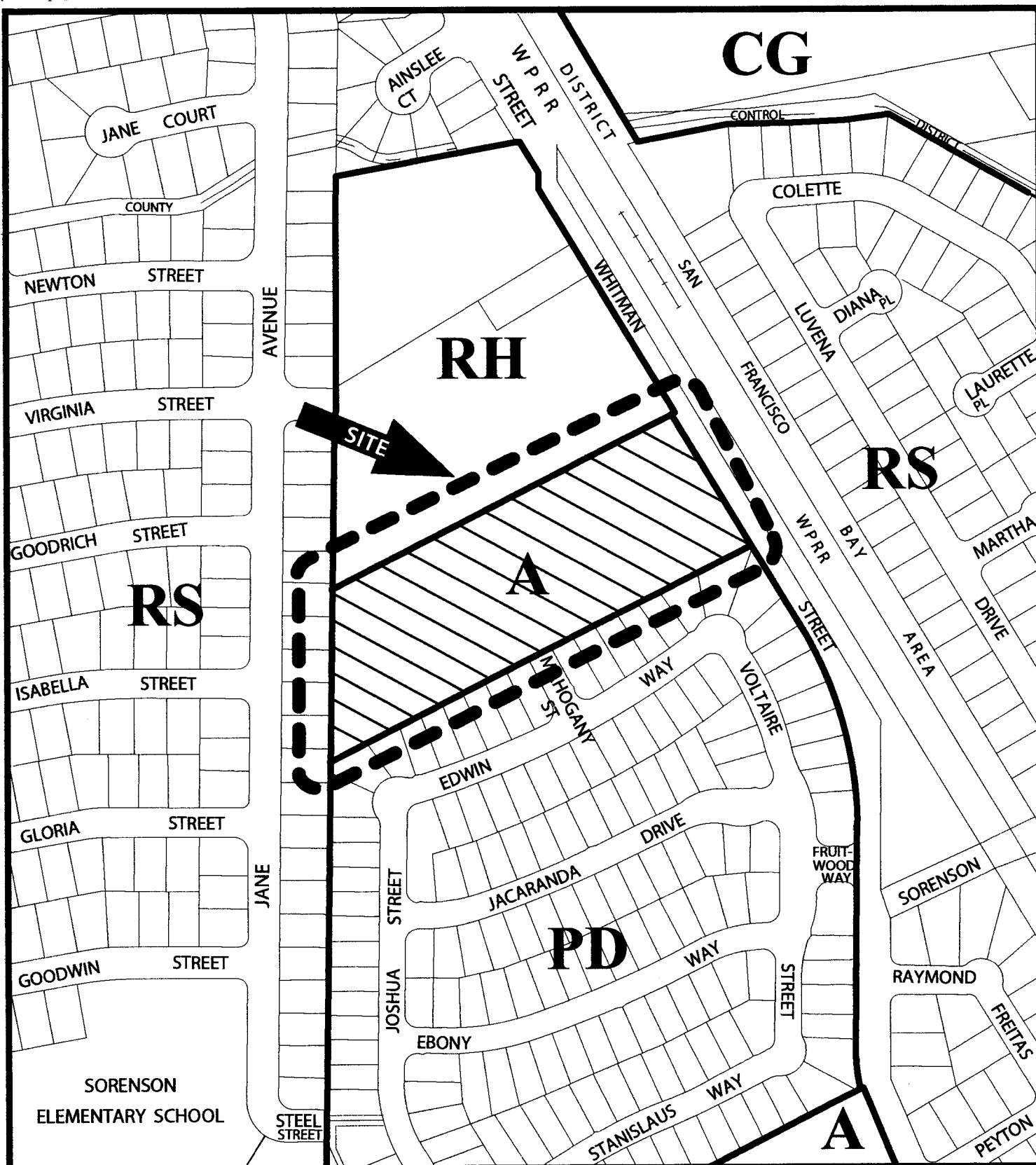
*Recommended by:*

  
Dyana Anderly, AICP  
Planning Manager

**Attachments:**

- A. Area & Zoning Map
- B. Findings for Denial of Zone Change and Preliminary Development Plan
- C. Findings for Denial of Vesting Tentative Tract Map  
Plans





### Area & Zoning Map

PL-2003-0533 ZC/PL-2003-0534 TTM7470

Address: 26521 Whitman Street

Applicant: Chris Davenport

Owner: The Domoto Family Partners LP

A-Agricultural-ABSA, AB10A, AB100A, AB160A

CG-General Commercial

PD-Planned Development

RH-High Density Residential RHB 7

RS-Single-Family Residential, RSB4, RSB6



**CITY OF HAYWARD  
PLANNING DIVISION  
ZONE CHANGE DENIAL**

**April 8, 2004**

**ZONE CHANGE APPLICATION NO. PL-2003-0533: Chris Davenport for Trumark Companies (Applicant)/ The Domoto Family Partners LP (Owner) – Request to Change the Zoning From an Agricultural (A) District to a Planned Development (PD) District and Subdivide 5 Acres to Build 50 Homes**

The Project Location Is 26521 Whitman Street

***Findings for Denial – Preliminary Development Plan:***

- A. Denial of Zone Change Application No. 2002-0533, is Statutorily Exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15270, *Projects which are Disapproved.*
- B. The development is not in substantial harmony with the surrounding area and does not conform to the General Plan, the Whitman-Mocine Neighborhood Plan and applicable City policies in that the net density of the project exceeds that called for in the Plan.
- C. Existing and proposed streets and utilities are adequate to serve the development.
- D. The development does not create a residential environment of sustained desirability and stability in that the project does not meet the intent of the Whitman-Mocine Neighborhood Plan in that it is not of the density encouraged by the Plan.
- E. Any latitude or exception(s) to development regulations or policies is not adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards. The exceptions requested are for a reduced separation between buildings and for a reduced setback from the second story element to a perimeter site property line. Neither exception is adequately offset with the provision of extra amenities.

***Findings for Denial – Zone Change:***

- F. Substantial proof does not exist that the proposed change will promote the public health, safety, convenience, and general welfare of the residents of Hayward in that the Planned Development Zoning will allow a project that does not provide adequate open space and creates inconvenient street circulation.
- G. The proposed change is not in conformance with the purposes of this Ordinance and all applicable, officially adopted policies and plans in that the Zoning change would approve

**ATTACHMENT B**

exceptions to regulations that are not adequately offset in terms of building spacing, open space and perimeter setbacks.

- H. All uses permitted when property is reclassified will be compatible with present and potential future uses, however, a beneficial effect will not be achieved with the reclassification due to the substandard design of the subdivision.

## FINDINGS FOR DENIAL VESTING TENTATIVE TRACT MAP 7470

The State of California Subdivision Map Act, Government Code Section 66474<sup>3</sup>, states the grounds for denial of a tentative map. The proposed vesting tentative tract map can be denied based on the following findings:

1. The vesting tentative tract map does not conform to the General Plan and the City of Hayward Zoning Ordinance. The proposed project does not meet the allowable density as set forth in the General Plan, nor does it meet the required setbacks, open space and parking requirements.
2. The site is not physically suitable for the proposed density of development, since the units cannot meet required setback, open space and parking requirements. In addition, the layout of the units along several dead end courts will lead to inadequate and confusing traffic circulation.
3. The design of the subdivision and the proposed improvements may cause serious health problems due to the lack of open space, inadequate parking and poor traffic circulation within the tract have been made.

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<sup>3</sup> 1 The findings of Section 66474 set forth the grounds for denial of a tentative map which are as follows:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property with the proposed subdivision.

# Team

## Developer:

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Danville, CA 94506  
TEL 925/648-8300  
FAX 925/648-3130

## Architect/Planner:

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FAX 949/851-5156

## Civil:

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Pleasanton, CA 94588  
TEL 925/227-9100  
FAX 925/227-9300

## Landscape Architect:

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955 Franklin Street  
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TEL 707/224-2299  
FAX 707/224-6821

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# Project Summary

TOTAL UNITS		TYPE OF CONSTRUCTION:	V-N
PLAN 1 (P1):	21	OCCUPANCY GROUP:	R-3
PLAN 2 (P2):	11	GARAGE:	U-1
PLAN 3 (P3):	9		
PLAN 4 (P4):	9		
TOTAL:	50		
TOTAL BUILDING COVERAGE:	28%		
TOTAL LOT COVERAGE AND PARKING DATA SUMMARY TABLE			
PARKING			
GARAGE:	100		
ON-STREET:	44		
DRIVEWAY:	37		
TOTAL:	181		
PARKING RATIO:	362 PER UNIT		
GROSS AREA: 50+ AC			
NET AREA: 43+ AC			
PROPOSED NET DENSITY: 117 DU/ACRE			

Project #  
PL-2003-0533 ZC  
PL-2003-0534 TTM 7470

Title Sheet

Hayward, California

Trumark  
Companies

4185 Blackhawk Plaza Circle Danville, California 94506  
Phone: (925) 648-8300, FAX: (925) 648-3130, www.trumark.com

CONSULTANTS:



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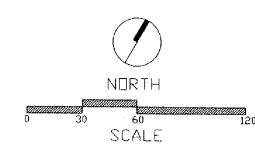
REVISION DATE(S): 3/11/2004

KTGY JOB NO. 2003-529





WHITMAN VILLAGE

T-1

**L-1**

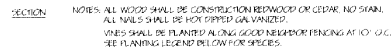


BOTANICAL NAME	COMMON NAME	SIZE
LAGERSTROEMIA L. 'TUSCARORA'	RED CRAPE MYRTLE	15 GALLON
ACER R. 'RED SUNSET'	RED MAPLE	24" BOX
PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	24" BOX
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GALLON
PYRUS C. 'CHANTICLEER'	FLOWERING PEAR	24" BOX
LOPHOSTOMUM CONFERTA	BRISBANE BOX	15 GALLON

	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>SIZE</b>
	CALLISTEMON CITRINUS RHAPHIOLEPS 'SPRINGTIME' STD.	LEMON BOTTLEBRUSH INDIAN HAWTHORN	15 GALLON 15 GALLON
	SAPINUM SEBIFERUM	CHINESE TALLOW TREE	24" BOX
	EXISTING RELOCATED TREE		
	EXISTING TREE TO REMAIN IN PLACE		

REVISION DATE(S):

**L-1**



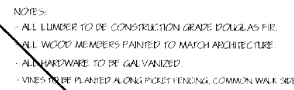
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SCALE: N.T.S.

EXISTING RELOCATED TREE

EXISTING TREE TO REMAIN IN PLACE



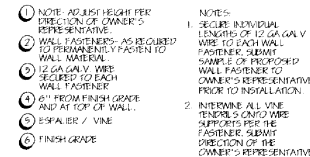
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SCALE: N.T.S.

\*\*\* DENOTES DROUGHT TOLERANT PLANT

SCALE: N.T.S

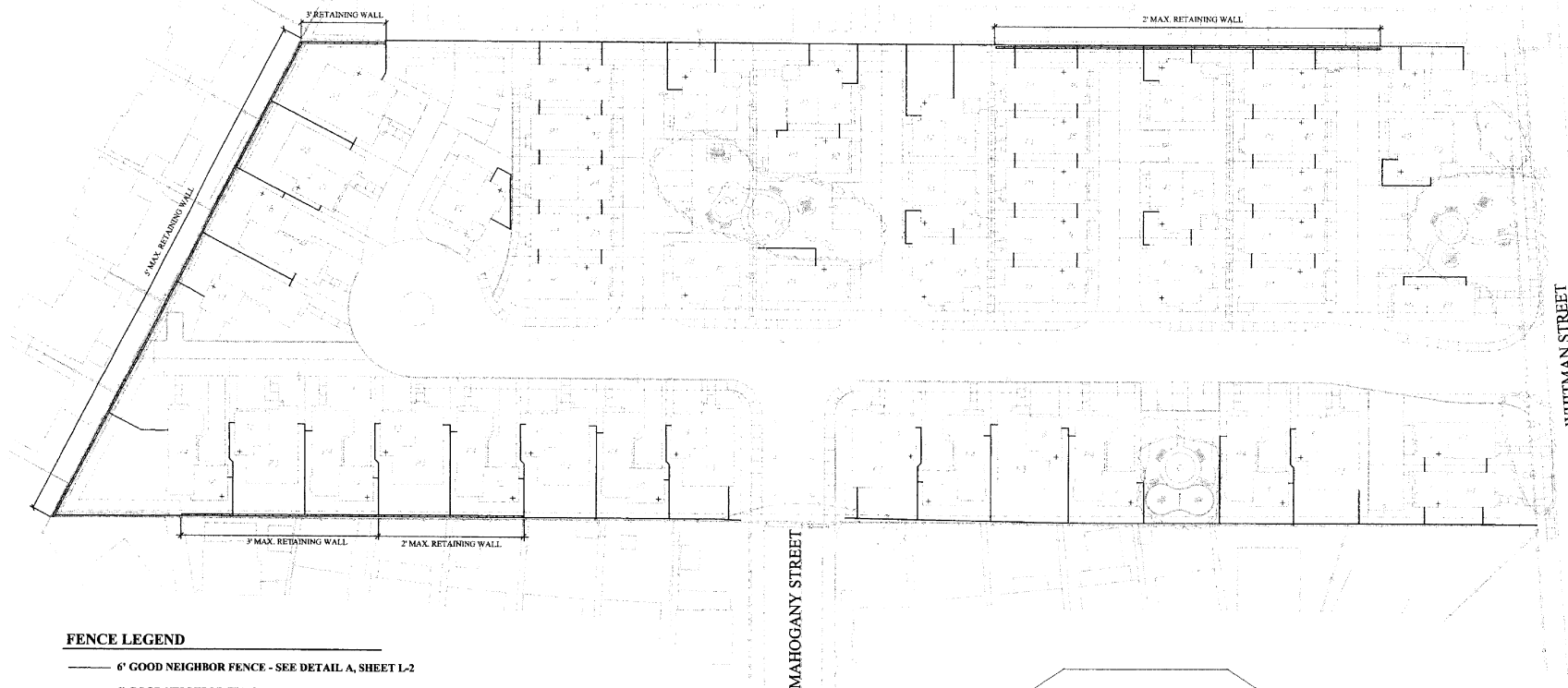


SCALE: N.T.S.

DISTICTUS BUCINATORIA	BLOOD-RED TRUMPET VINE	5 GALLON
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GALLON
HARDENBERGIA VIOLACEA	LILAC VINE	5 GALLON
JASMINUM POLYANTHUM	PINK JASMINE	5 GALLON

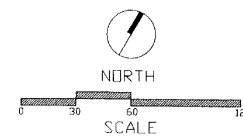
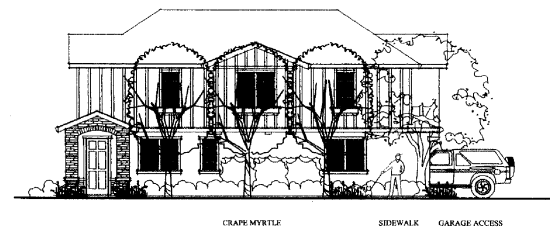
NOTES:  
ALL STREET TREES ARE SUBJECT TO APPROVAL BY THE CITY OF HAYWARD'S ARBORIST.  
ALL LANDSCAPE PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM  
IN COMPLIANCE WITH THE LANDSCAPE AND IRRIGATION GUIDELINES OF THE CITY OF HAYWARD.

**L-2**



## FENCE LEGEND

- 6' GOOD NEIGHBOR FENCE - SEE DETAIL A, SHEET L-2
- 6' GOOD NEIGHBOR FENCE ATOP RETAINING WALL  
SEE SECTION AT RIGHT, SEE PLAN ABOVE FOR  
RETAINING WALL HEIGHTS
- + MAN DOOR LOCATION



FENCING PLAN  
WHITMAN VILLAGE

Whitman Village  
Hayward,  
California

Trumark  
Companies

4200 Redwood Plaza Circle, Suite 200, Oakland, CA 94612  
Phone: (925) 446-4346, FAX: (925) 446-1116, www.trumark.com

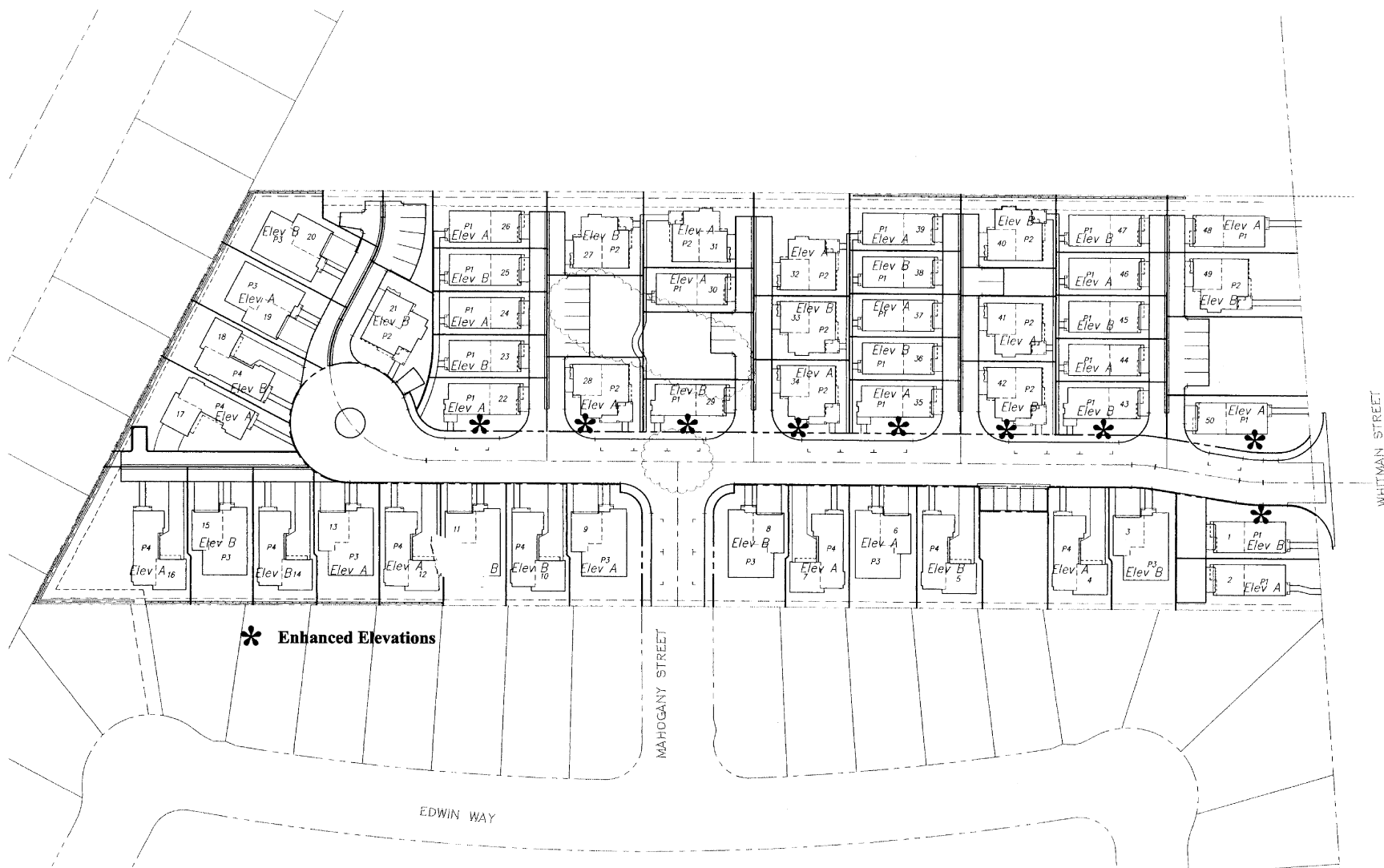
CONSULTANTS:



REVISION DATE(S):



# WHITMAN VILLAGE



**Plotting Plan**

**Hayward, California**

**Trumark  
Companies**

1331 Redwood Place Circle, Fremont, California 94536  
Phone: (510) 448-6266, FAX: (510) 448-6106, www.trumark.com

**CONSULTANTS:**



**REVISION DATE(S): 3/11/2004**

**KTGY JOB NO. 2003-529**

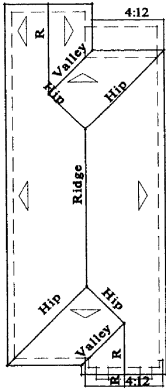
**NORTH**



**SCALE**

**A-1**

Slope 8:12 U.N.O.

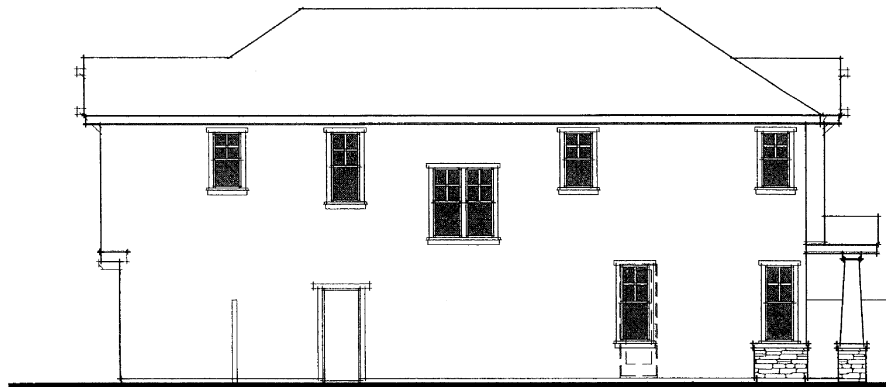


Roof Plan

Note: No Roof Mounted Equipment.

#### MATERIAL LEGEND

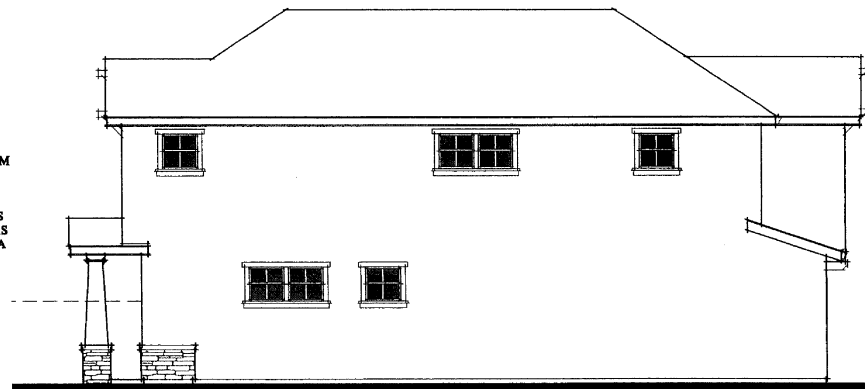
- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 STUCCO COLUMNS
- 5 STONE VENER
- 6 GABLE END DETAIL
- 7 WOOD KICKERS AND OUTLOOKERS
- 8 METAL SECTIONAL GARAGE DOORS
- 9 12" OVERHANG WITH WOOD FASCIA



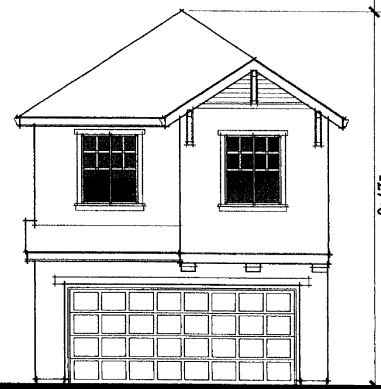
Left Elevation



Front Elevation



Right Elevation



Rear Elevation

Plan 1A Elevations

Hayward, California

**Trumark  
Companies**

400 Blackhawk Plaza Circle, Danville, California 94526  
Phone: (925) 448-0200, FAX: (925) 448-1110, www.trumark.com

CONSULTANTS:



**KTGY GROUP, INC.**  
ARCHITECTURE PLANNING  
17500 KITCHENELL SOUTH  
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(949) 851-2155 FAX (949) 851-2155  
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REVISION DATE(S): 1/23/2004

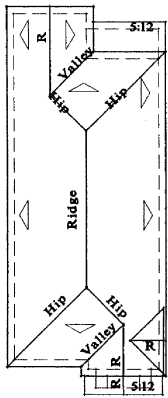
KTGY JOB NO. 2003-529

SCALE

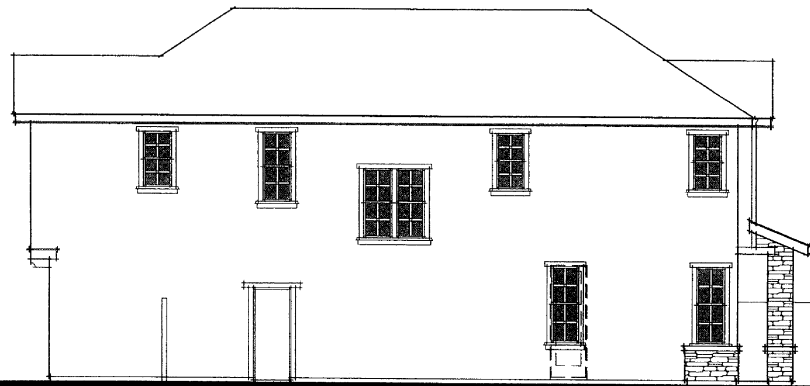
WHITMAN VILLAGE

A-3

Slope 8:12 U.N.O.



Roof Plan □ — — — □  
Note: No Roof Mounted Equipment.



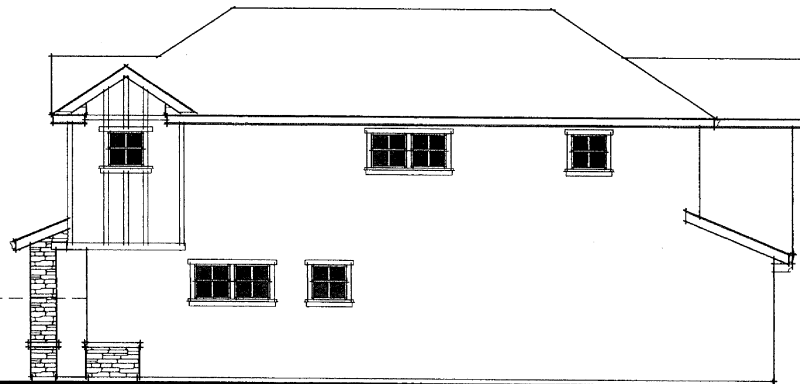
Left Elevation



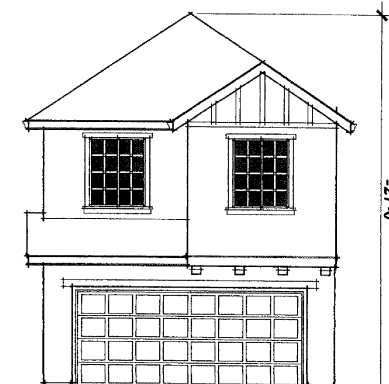
Front Elevation

#### MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 GABLE END DETAIL
- 5 STONE VENEER
- 6 WOOD CORBELS
- 7 METAL SECTIONAL GARAGE DOORS
- 8 12" OVERHANG WITH WOOD FASCIA
- 9 STUCCO OVER FOAM HALF TIMBERING



Right Elevation



Rear Elevation

WHITMAN VILLAGE

Plan 1B Elevations

Hayward, California

**Trumark  
Companies**

4300 Shattuck Place, Suite 200, Oakland, California, 94612  
Phone: (510) 484-0100, FAX: (510) 484-0101, WWW.TRUMARK.COM

CONSULTANTS:



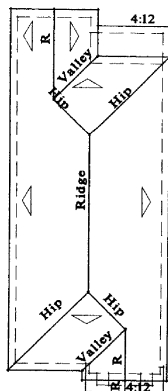
REVISION DATE(S): 1/23/2004

KTGY JOB NO. 2003-529

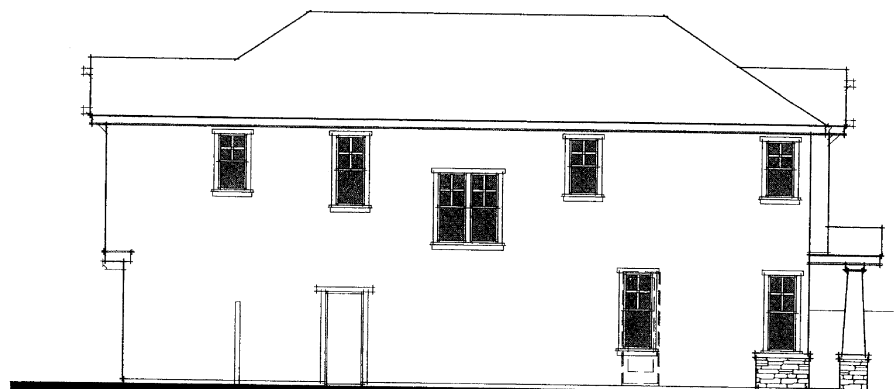
SCALE

A-4

Slope 8:12 U.N.O.



**Roof Plan** □ — □  
 Note: No Roof Mounted Equipment.



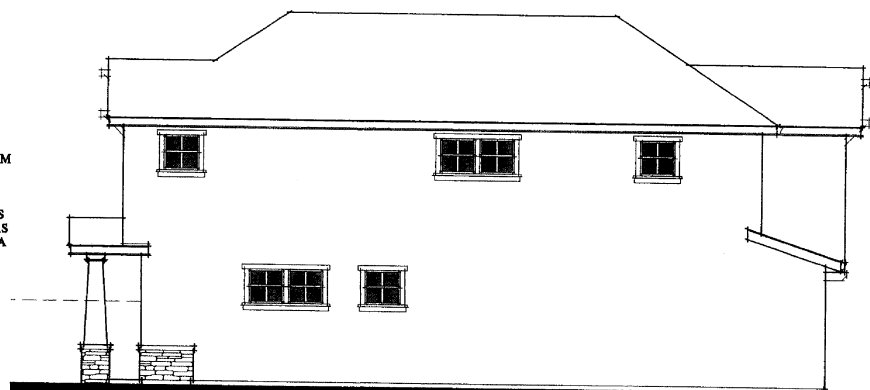
Left Elevation



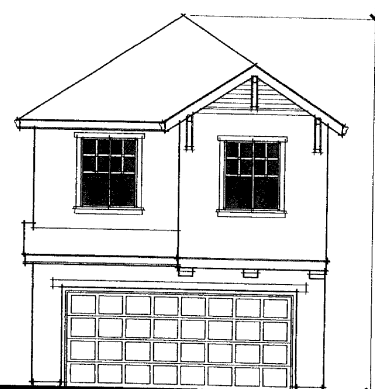
Front Elevation

**MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 STUCCO COLUMNS
- 5 STONE VENEER
- 6 GABLE END DETAIL
- 7 WOOD KICKERS AND OUTLOOKERS
- 8 METAL SECTIONAL GARAGE DOORS
- 9 12" OVERHANG WITH WOOD FASCIA



Right Elevation



Rear Elevation

±27'-0"

WHITMAN VILLAGE

Plan 1A Elevations

Hayward, California

**Trumark  
Companies**

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KTGY JOB NO. 2003-529

SCALE

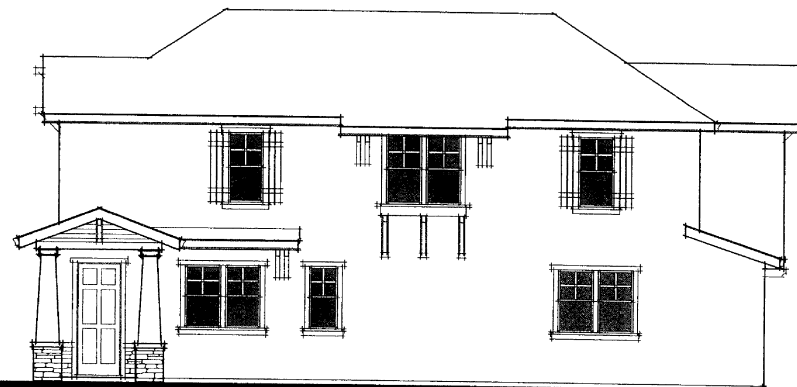
A-3

# **MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 STUCCO COLUMNS
- 5 STONE VENEER
- 6 GABLE END DETAIL
- 7 WOOD KICKERS AND OUTLOOKERS
- 8 METAL SECTIONAL GARAGE DOORS
- 9 12" OVERHANG WITH WOOD FASCIA
- 10 WOOD SHUTTERS



**Plan 1A Front Elevation**



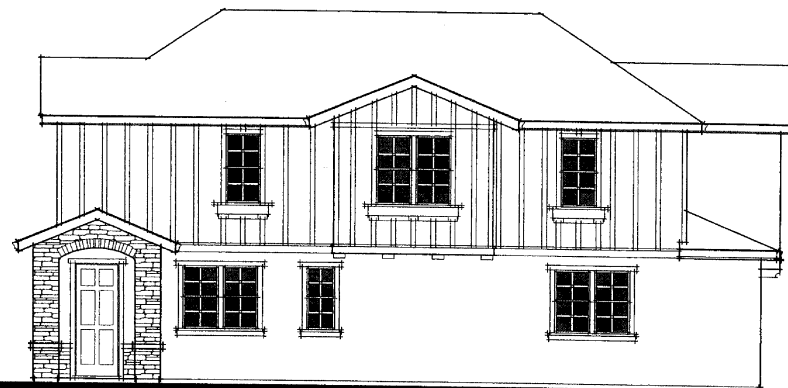
**Plan 1A Right Elevation**

# **MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM HALF TIMBERING
- 4 STUCCO OVER FOAM WINDOW TRIM
- 5 STONE VENEER
- 6 GABLE END DETAIL
- 7 WOOD CORBELS
- 8 METAL SECTIONAL GARAGE DOORS
- 9 12" OVERHANG WITH WOOD FASCIA



**Plan 1B Front Elevation**



**Plan 1B Right Elevation**

**WHITMAN VILLAGE**

**Plan 1 Enhanced Elevations**

**Hayward, California**

**Trumark  
Companies**

4100 Woodland Plaza Circle, Suite 100, Oakland, California 94612  
Phone: (925) 424-8888 FAX: (925) 424-1110 www.trumark.com

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17092 MITCHELL BOOTH  
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(949) 891-2153 FAX (949) 891-2166  
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**REVISION DATE(S): 1/23/2004**

**SCALE**

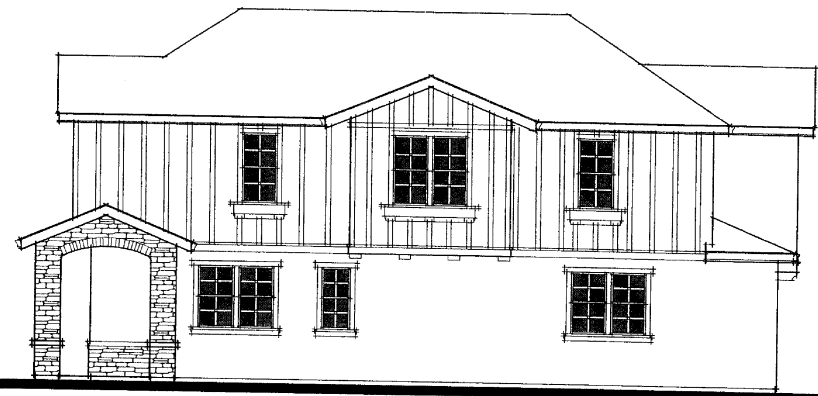
**A-5**

# **MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM HALF TIMBERING
- 4 STUCCO OVER FOAM WINDOW TRIM
- 5 STONE VENEER
- 6 GABLE END DETAIL
- 7 WOOD CORBELS
- 8 METAL SECTIONAL GARAGE DOORS
- 9 12" OVERHANG WITH WOOD FASCIA



**Plan 1B Front Elevation**  
(LOT 50)



**Plan 1B Right Elevation**  
(LOT 50)

# **MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 STUCCO COLUMNS
- 5 STONE VENEER
- 6 GABLE END DETAIL
- 7 METAL SECTIONAL GARAGE DOORS
- 8 12" OVERHANG WITH WOOD FASCIA
- 9 WOOD SHUTTERS



**Plan 2A Front Elevation**  
(LOT 1)



**Plan 2A Right Elevation**  
(LOT 1)

**Lots 1 & 50**  
**Enhanced Elevations**

**Hayward, California**

**Trumark**  
**Companies**

1000 Broadway Plaza Drive, Hayward, California 94608  
Phone: (510) 484-8200, FAX: (510) 484-8100, www.trumark.com

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IRVINE, CALIFORNIA 92614  
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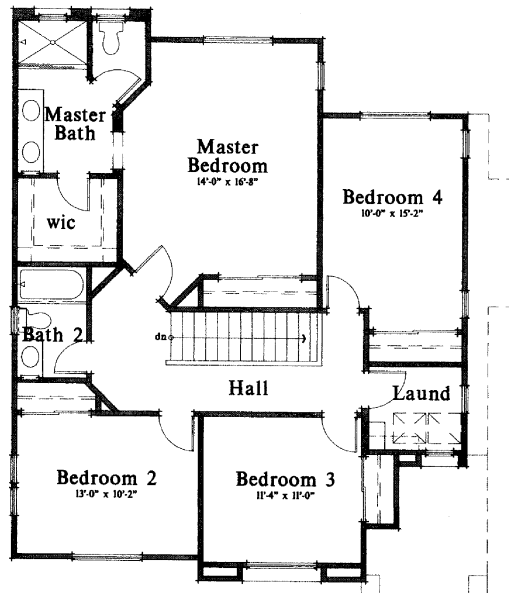
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KTGY JOB NO. 2003-529

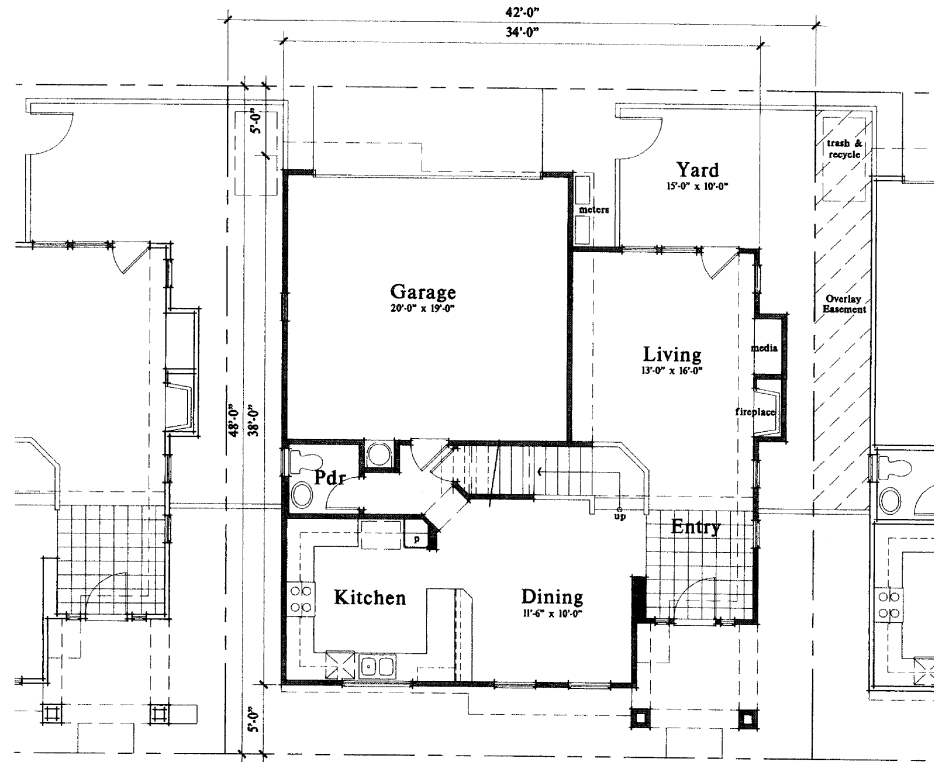
SCALE

**A-6**

**WHITMAN VILLAGE**



Second Floor



First Floor

Floor Plan  
4 Bedrooms  
2 1/2 Bath  
1851 Sq Ft

Plan 2 Floor Plan

Hayward, California

**Trumark  
Companies**

4180 Blackhawk Place Circle, Danville, California 94526  
Phone: (925) 448-8200, Fax: (925) 448-8125, www.trumark.com

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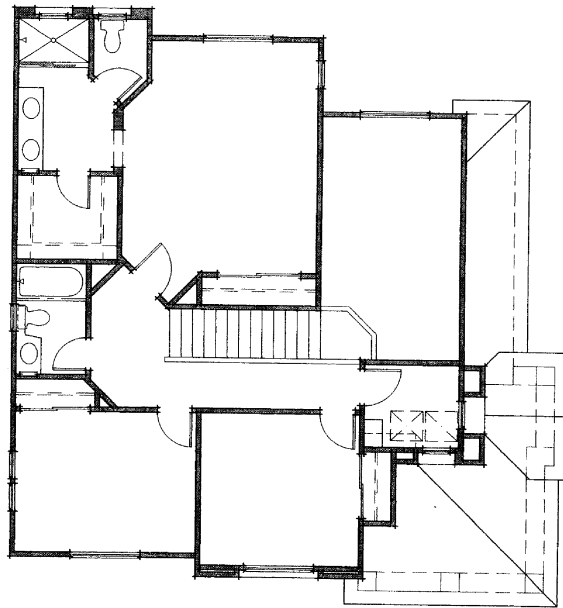
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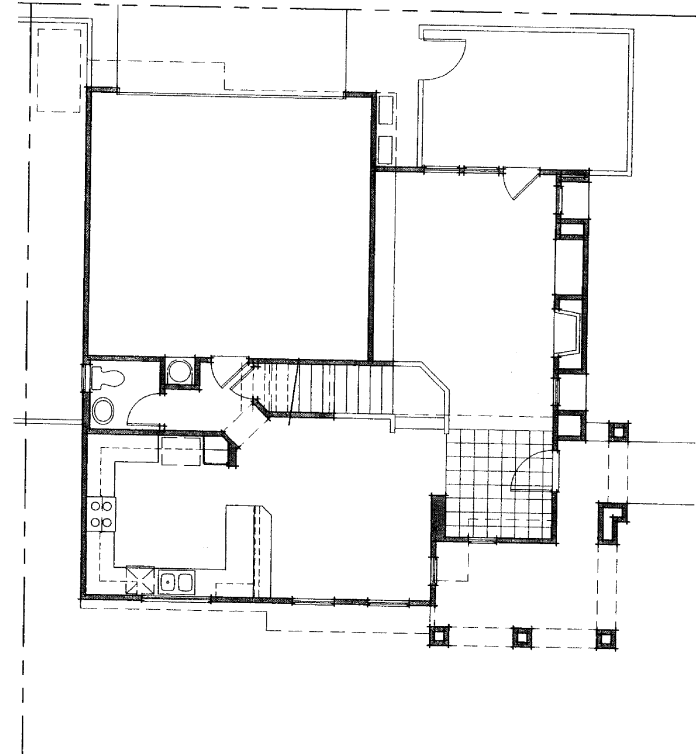
SCALE

WHITMAN VILLAGE

A-7



Second Floor



First Floor

WHITMAN VILLAGE

Plan 2 Corner Lot

Hayward, California

**Trumark  
Companies**

4333 Shattuck Place, Suite 200, Berkeley, California 94704  
Phone: (510) 484-4000, FAX: (510) 484-3119, www.trumark.com

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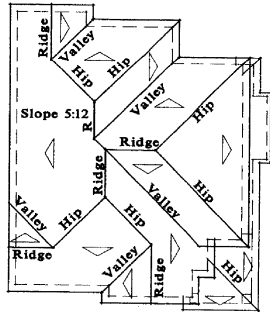
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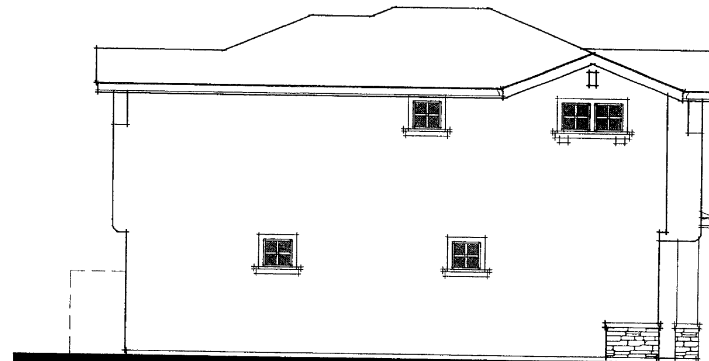
SCALE

A-8





**Roof Plan** □ — □  
 Note: No Roof Mounted Equipment.



Left Elevation



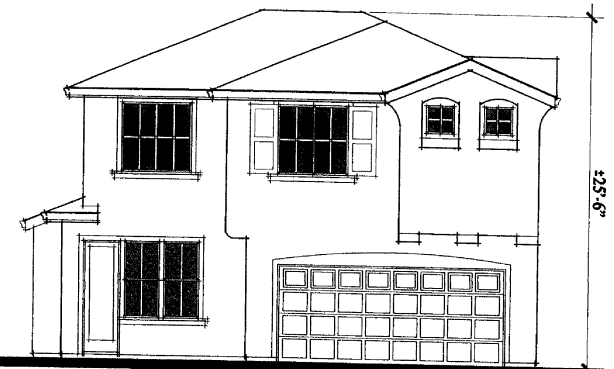
Front Elevation

**MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 WOOD SHUTTERS
- 5 STUCCO VENEER
- 6 STUCCO RECESS GABLE END DETAIL
- 7 METAL SECTIONAL GARAGE DOORS
- 8 12" OVERHANG WITH WOOD FASCIA



Right Elevation



Rear Elevation

WHITMAN VILLAGE

Plan 2A Elevations

Hayward, California

**Trumark  
Companies**

600 Shattuck Plaza, Suite 200, Oakland, California 94612  
 Phone: (510) 434-2000, FAX: (510) 434-2176, www.trumark.com

CONSULTANTS:



**KTGY GROUP, INC.**  
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 17981 MITCHELL ROAD  
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 (949) 851-3133 FAX (949) 851-3135  
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REVISION DATE(S): 1/23/2004

KTGY JOB NO. 2003-070

SCALE

A-9

**MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 STUCCO COLUMNS
- 5 STONE VENEER
- 6 GABLE END DETAIL
- 7 METAL SECTIONAL GARAGE DOORS
- 8 12" OVERHANG WITH WOOD FASCIA
- 9 WOOD SHUTTERS



Plan 2A Front Elevation



Plan 2A Right Elevation

**MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 GABLE END DETAIL
- 5 STONE VENEER
- 6 WOOD CORBELS
- 7 METAL SECTIONAL GARAGE DOORS
- 8 12" OVERHANG WITH WOOD FASCIA
- 9 STONE VENEER WHERE SHOWN
- 10 WOOD KICKERS AND OUTLOOKERS



Plan 2B Front Elevation



Plan 2B Right Elevation

Plan 2 Enhanced Elevations

Hayward, California

**Trumark  
Companies**

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CONSULTANTS:



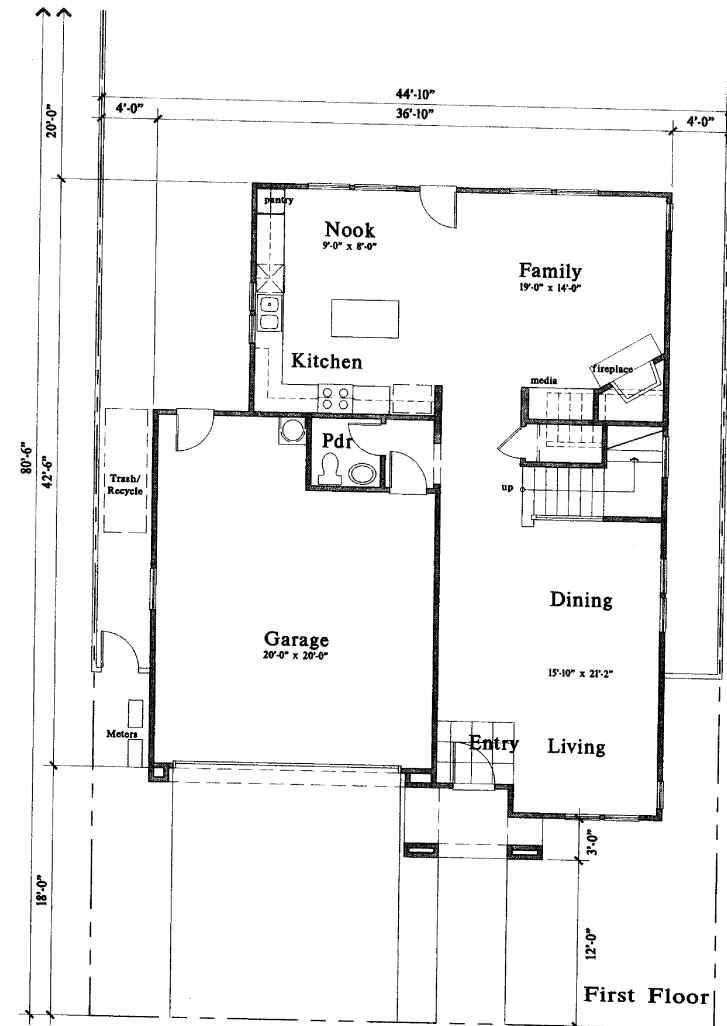
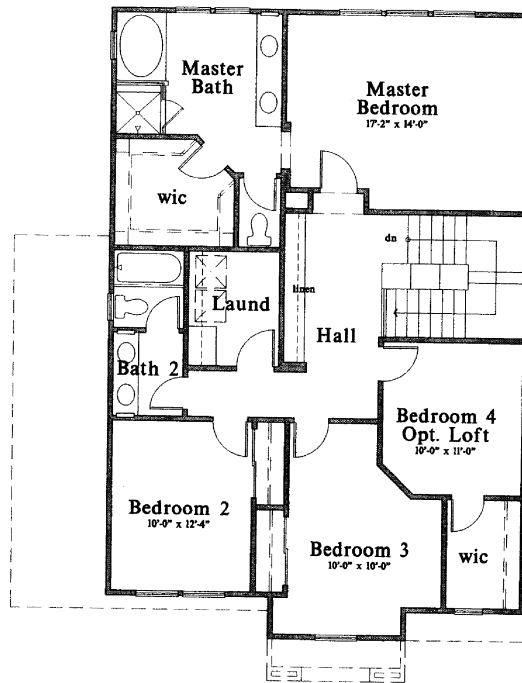
**KTGY GROUP, INC.**  
ARCHITECTURE PLANNING  
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IRVINE, CALIFORNIA 92614  
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REVISION DATE(S): 1/23/2004

KTGY JOB NO. 2003-529

SCALE

A-11



**Floor Plan**  
**4 Bedrooms**  
**Opt. Loft**  
**2 1/2 Bath**  
**2243 Sq Ft**

**WHITMAN VILLAGE**

**Plan 3 Floor Plan**

**Hayward, California**

**Trumark  
Companies**

12700 Redwood Place, Suite 100, San Diego, CA 92128-4800  
 Phone: (619) 444-4400, FAX: (619) 444-4410, www.trumark.com

CONSULTANTS:

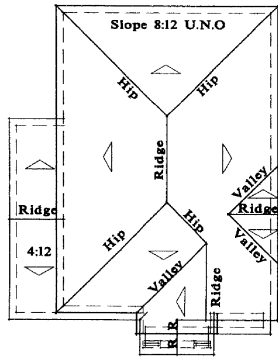


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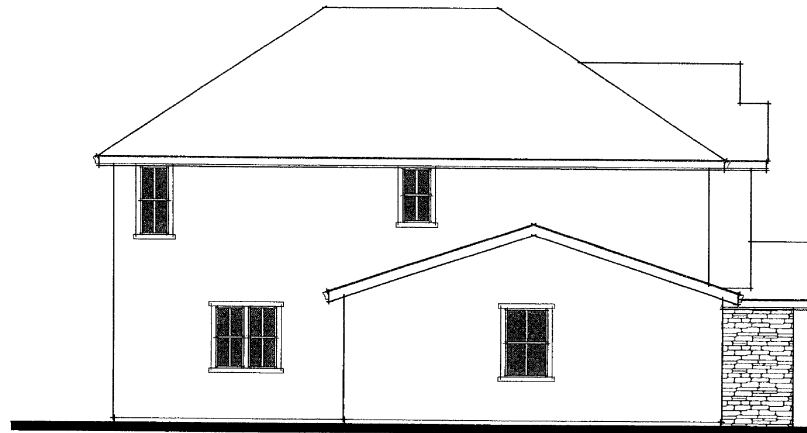
KTGY JOB NO. 2003-529

SCALE

**A-12**



**Roof Plan** □ — □  
 Note: No Roof Mounted Equipment.



Left Elevation



Front Elevation



Right Elevation



Rear Elevation

**MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 STONE VENEER
- 5 WOOD BRACKETS
- 6 WOOD SHUTTERS
- 7 METAL SECTIONAL GARAGE DOORS
- 8 GABLE END DETAIL
- 9 12" OVERHANG WITH WOOD FASCIA
- 10 WOOD WINDOW SHELF

**Plan 3A Elevations**

**Hayward, California**

**Trumark  
Companies**

CONSULTANTS:

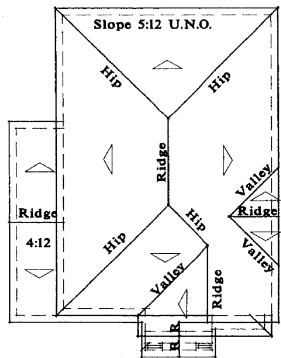


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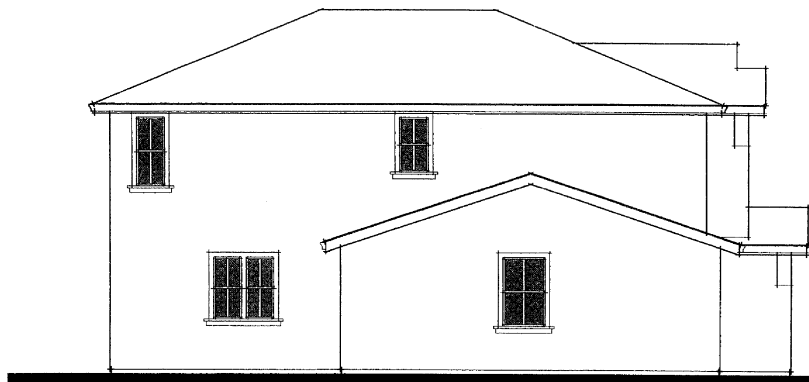
SCALE

**A-13**

**WHITMAN VILLAGE**



**Roof Plan** □ — □  
 Note: No Roof Mounted Equipment.



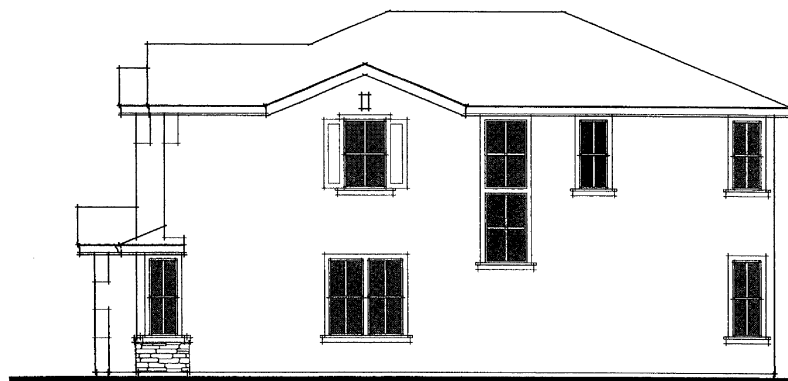
**Left Elevation**



**Front Elevation**

**MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 METAL SECTIONAL GARAGE DOORS
- 5 STONE VENEER
- 6 WOOD SHUTTERS
- 7 12" OVERHANG WITH WOOD FASCIA



**Right Elevation**



**Rear Elevation**

**Plan 3B Elevations**

**Hayward, California**

**Trumark  
Companies**

CONSULTANTS:

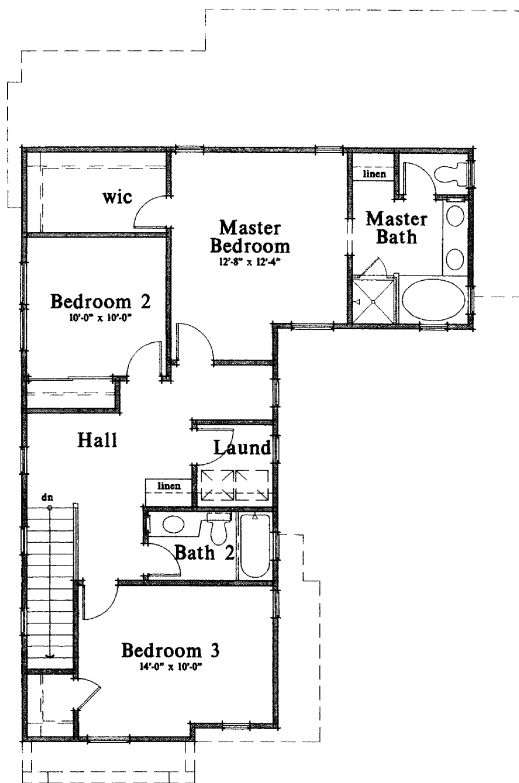


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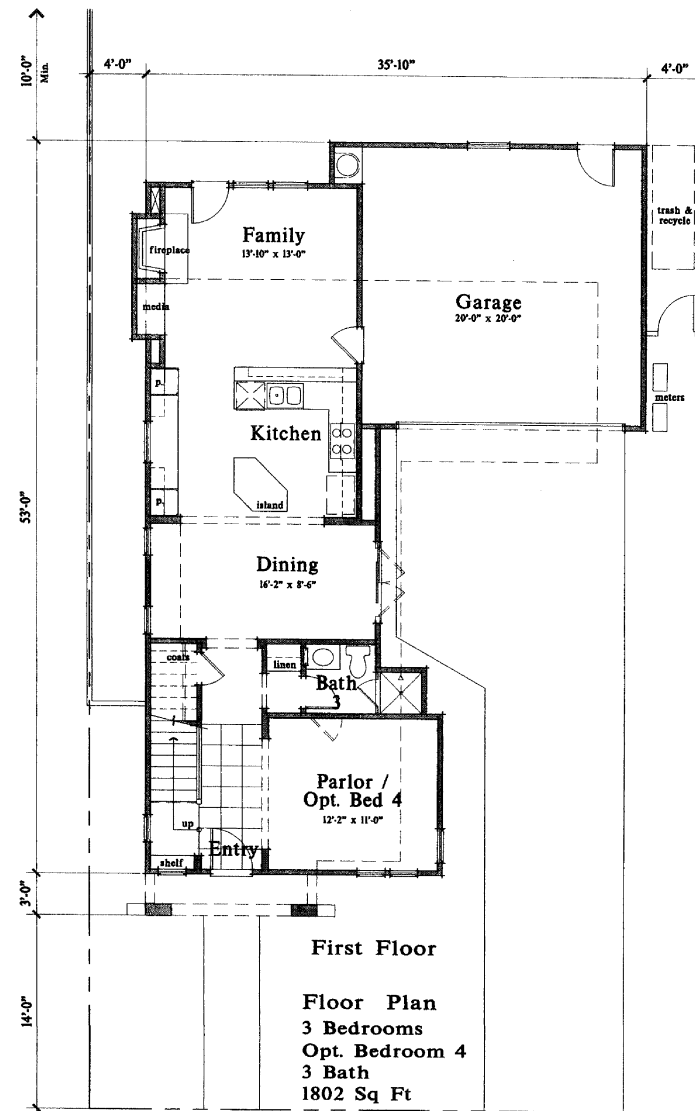


**A-14**

**WHITMAN VILLAGE**



Second Floor



First Floor

Floor Plan  
3 Bedrooms  
Opt. Bedroom 4  
3 Bath  
1802 Sq Ft

WHITMAN VILLAGE

Plan 4 Floor Plan

Hayward, California

Trumark  
Companies

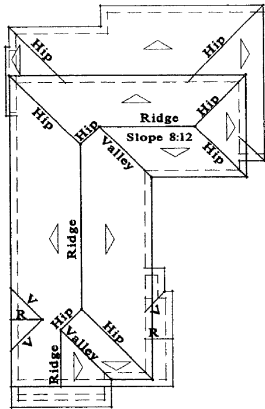
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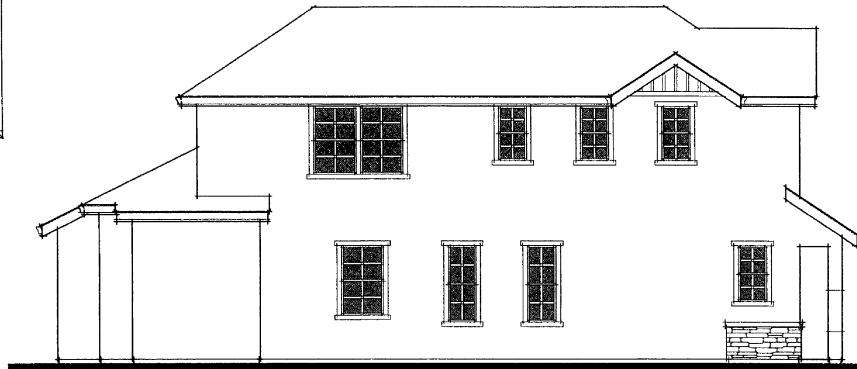
REVISION DATE(S): 1/23/2004

SCALE

A-15



**Roof Plan** □ — — — — □  
 Note: No Roof Mounted Equipment.



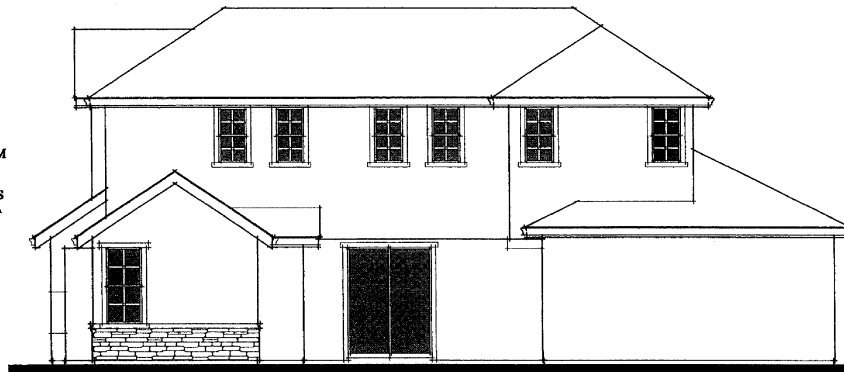
**Left Elevation**



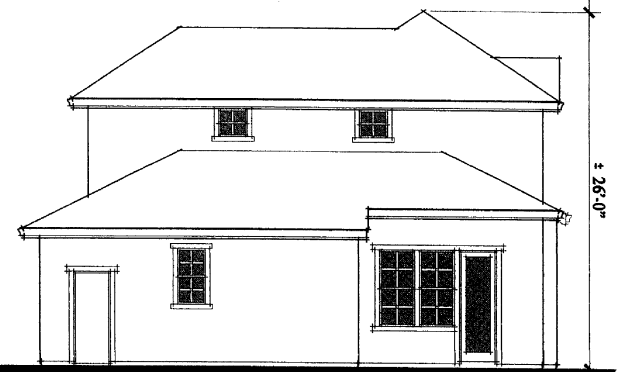
**Front Elevation**

**MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 GABLE END DETAIL
- 5 WOOD CORBELS
- 6 METAL SECTIONAL GARAGE DOORS
- 7 12" OVERHANG WITH WOOD FASCIA



**Right Elevation**



**Rear Elevation**

**Plan 4A Elevations**

**Hayward, California**

**Trumark  
Companies**

CONSULTANTS:



REVISION DATE(S): 1/23/2004

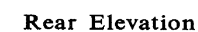
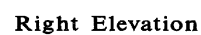
SCALE 0' 10' 20'

**WHITMAN VILLAGE**

**A-16**



1 FLAT CONCRETE TILE  
2 STUCCO  
3 STUCCO OVER FOAM WINDOW TRIM  
4 WOOD WINDOW SHELF  
5 WOOD BRACKETS  
6 WOOD SHUTTERS  
7 STONE VENEER  
8 METAL SECTIONAL GARAGE DOORS  
9 12" OVERHANG WITH WOOD FASCIA



# WHITMAN VILLAGE

## Trumark Companies

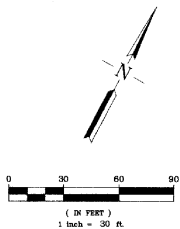
**CONSULTANTS:**

REVISION DATE(S): 1/23/2004

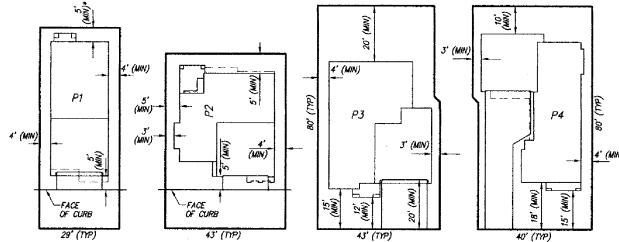
0 4  
SCALE

A-17





\* EXCEPT FOR LOTS  
26, 28, 39 AND 47



**TYPICAL LOT LAYOUT/SETBACKS**

NOT TO SCALE

EDWIN WAY

**LEGEND**

- PROPOSED 20' PRIVATE SHARED DRIVEWAY AND UTILITY EASEMENT
- PROPOSED FENCE LOCATIONS (FENCES SHOWN ON THIS SHEET IS FOR REFERENCE ONLY - SEE LANDSCAPE PLANS FOR LOCATIONS AND TYPE)

**PRELIMINARY DEVELOPMENT PLAN  
TRACT 7470 - WHITMAN VILLAGE**

CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA

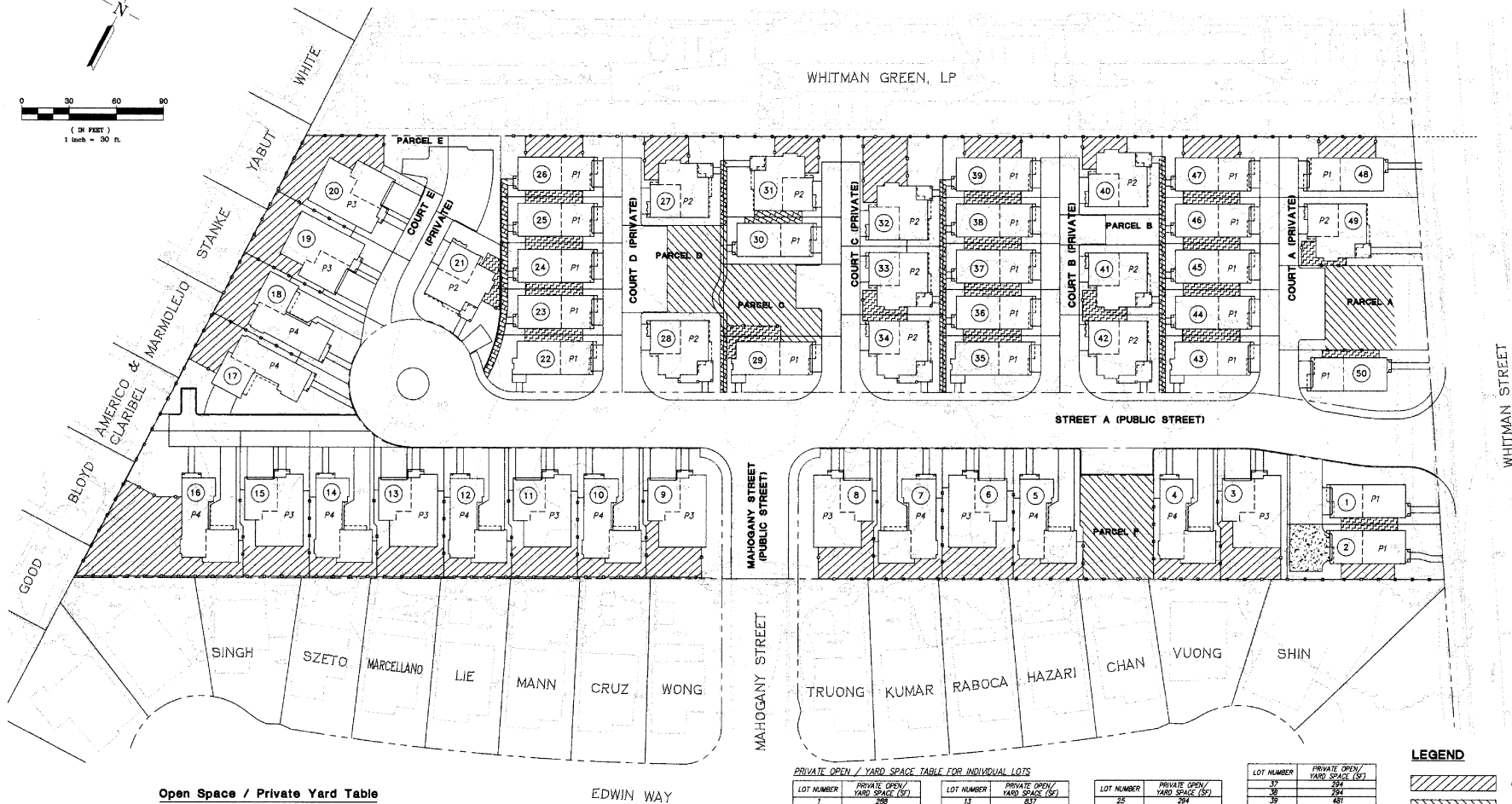
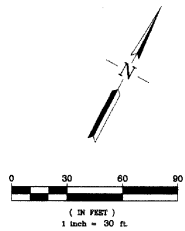
**PROJECT SUMMARY**

- |   |                 |
|---|-----------------|
| 1. TOTAL UNITS:   | 21              |
| PLAN 1 (P1):  | 11              |
| PLAN 2 (P2):  | 9               |
| PLAN 3 (P3):  | 9               |
| PLAN 4 (P4):  | 9               |
| TOTAL:  | 38              |
| 2. GROSS AREA:  | 5.04 AC         |
| 3. STREET AREA:   | 0.71 AC         |
| 4. NET AREA:  | 4.33 ACRES      |
| 5. NET DENSITY:   | 11.7 UNITS/ACRE |
| 6. PRIVATE COURTS WILL BE OWNED BY THE ADJACENT PROPERTY OWNERS. COMMON AREA PARCELS WILL BE OWNED BY THE HOMEOWNERS' ASSOCIATION. THE PRIVATE COURTS AND COMMON AREA PARCELS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. |                 |

**RECEIVED**  
MAR 24 2004  
PLANNING DIVISION

**Ruggeri - Jensen & Associates**  
4000 CHABOT DRIVE, SUITE 200 • FOLEY, CALIFORNIA 94508  
PHONE: (925) 227-9100 • FAX: (925) 227-9300

**D-1**



**Open Space / Private Yard Table**

Private Open Space Area (SF)	Group Open Space Area (SF) (See Note 1 Below)	Private Yard Space (SF)	Public Common Walkway (SF)
20,800 +/-	9,530 +/-	6,170 +/-	2,080 +/-

Private Open Space Requirement: 350 SF/unit X 50 = 17,500 SF ( 20,800 SF +/- )  
 Group Open Space Requirement: 100 SF/unit X 50 = 5,000 SF ( 9,530 SF +/- )

**NOTE:**

1. The 2-foot vehicle overhang is not included in the Group Open Space Area calculation.

**OPEN SPACE / PRIVATE YARD CALCULATIONS PLAN**  
**TRACT 7470 - WHITMAN VILLAGE**

CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA

**PRIVATE OPEN / YARD SPACE TABLE FOR INDIVIDUAL LOTS**

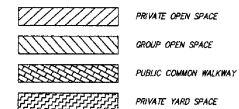
LOT NUMBER	PRIVATE OPEN / YARD SPACE (SF)
1	268
2	340
3	231
4	278
5	491
6	870
7	130
8	830
9	830
10	276
11	470
12	478

LOT NUMBER	PRIVATE OPEN / YARD SPACE (SF)
13	837
14	479
15	836
16	3,170
17	364
18	724
19	636
20	729
21	229
22	284
23	294
24	294

LOT NUMBER	PRIVATE OPEN / YARD SPACE (SF)
25	204
26	481
27	249
28	0
29	0
30	263
31	290
32	837
33	336
34	0
35	296
36	294

LOT NUMBER	PRIVATE OPEN / YARD SPACE (SF)
37	294
38	294
39	481
40	354
41	353
42	0
43	294
44	294
45	294
46	294
47	481
48	481
49	212
50	177

**LEGEND**

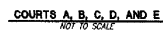


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## CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA

### ABBREVIATIONS

**STREET A**  
NOT TO SCALE



SHEET NO.	DESCRIPTION
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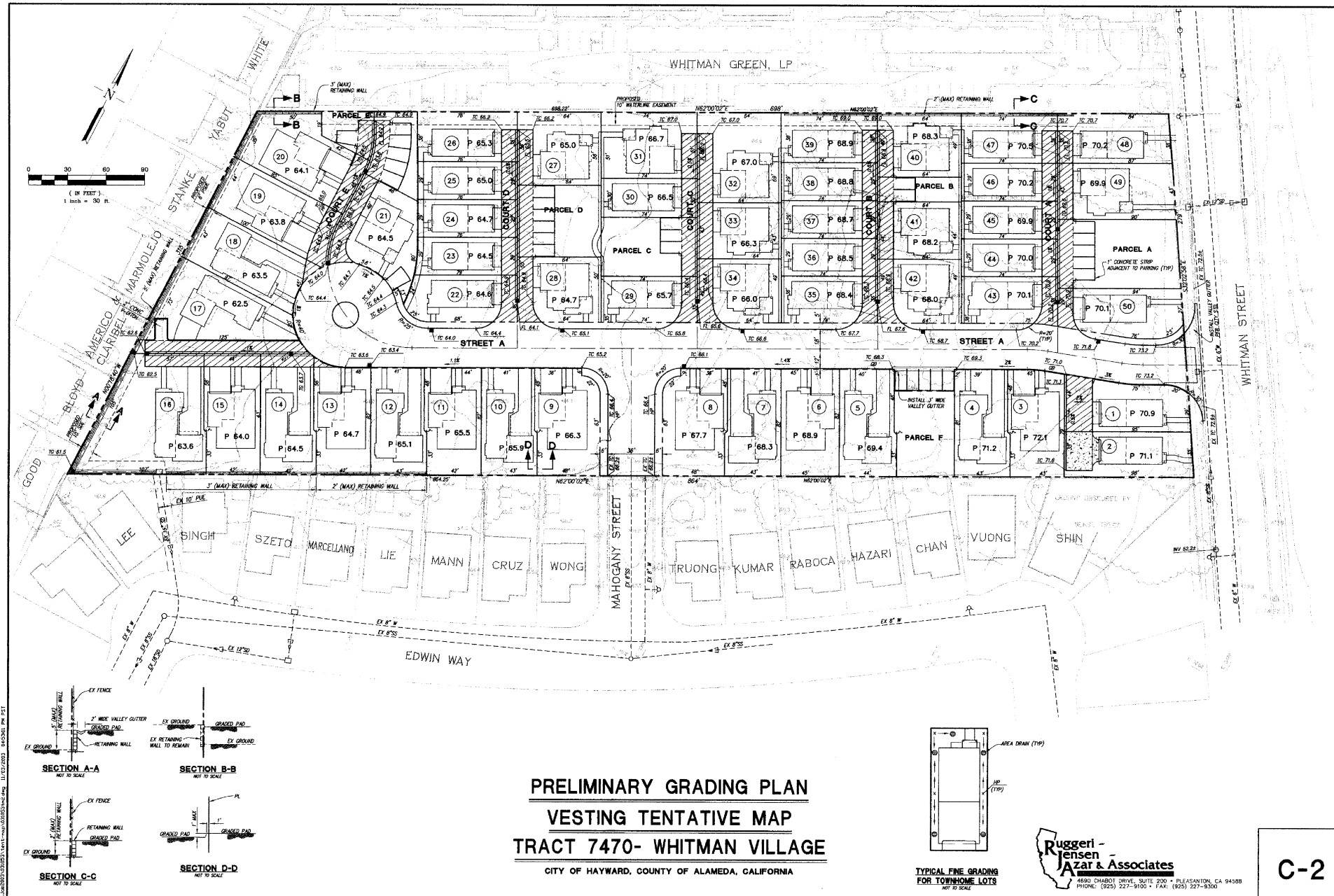
### GENERAL NOTES

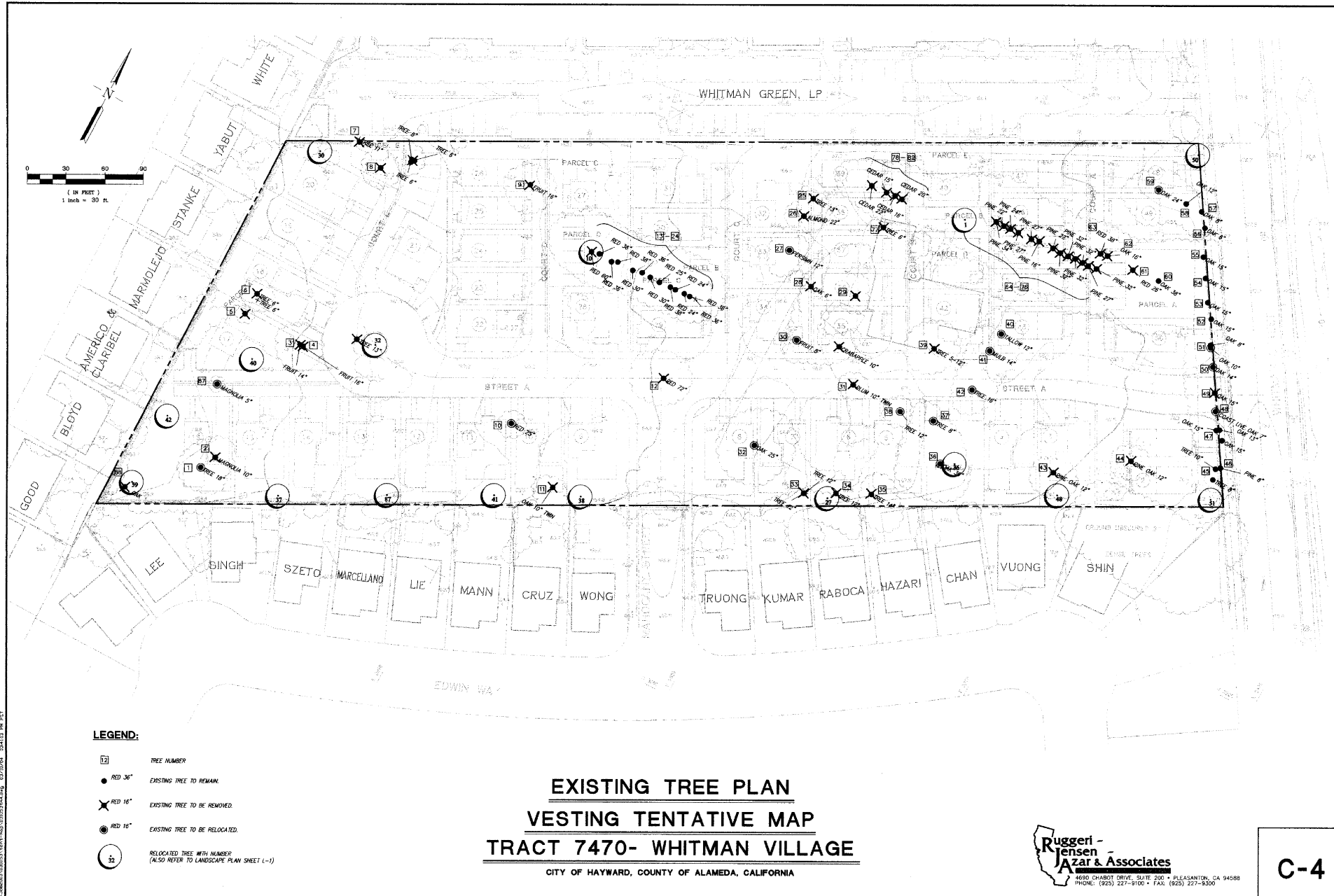
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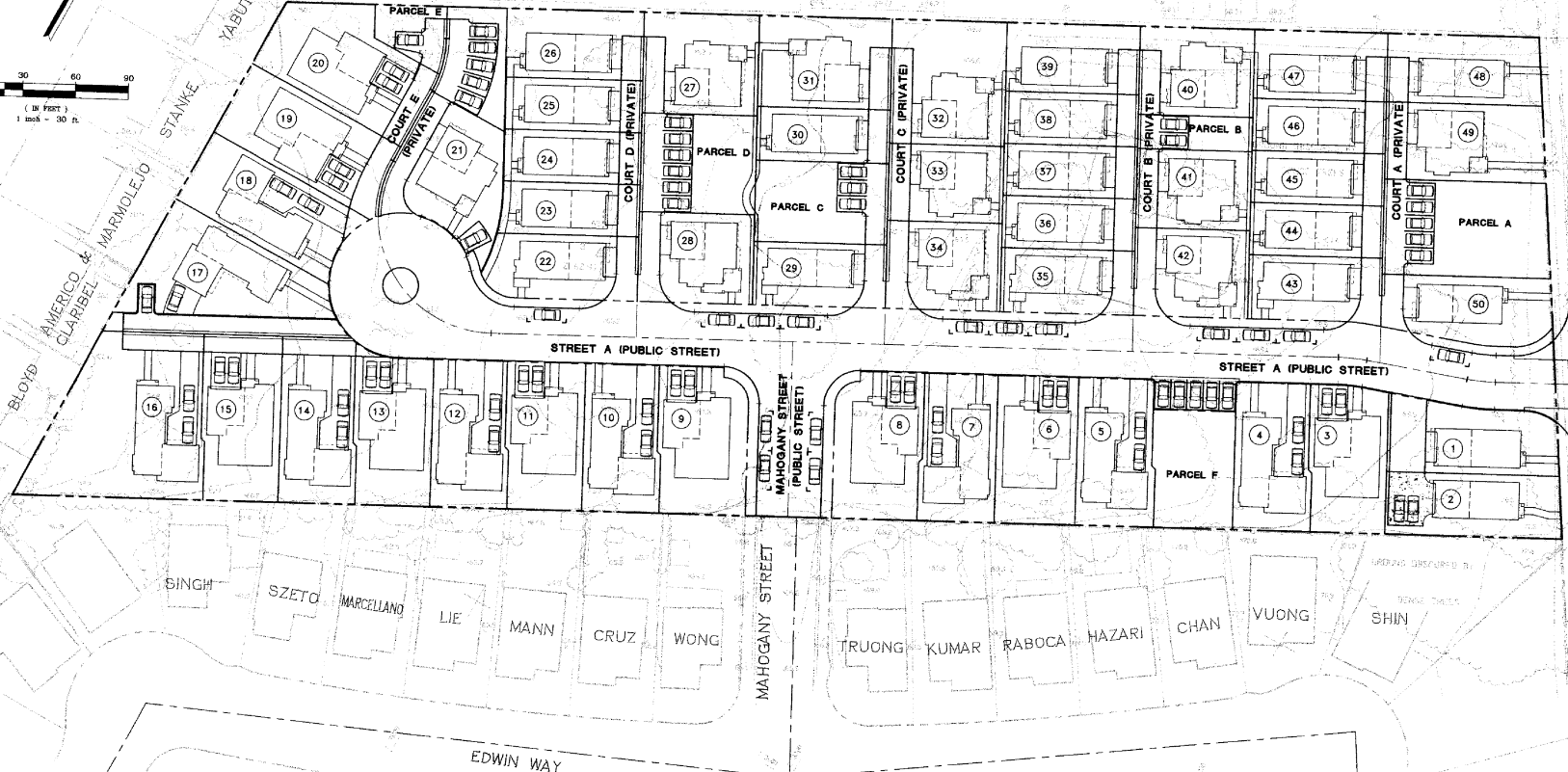
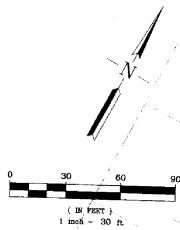
**TYPICAL SIDEYARD DETAIL**  
*NOT TO SCALE*



**C-1**







**PRELIMINARY PARKING PLAN**  
**VESTING TENTATIVE MAP**  
**TRACT 7470- WHITMAN VILLAGE**  
 CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA

**NOTE:**  
 1. ALL PERPENDICULAR PARKING SPACES ARE 9' X 16'-1/2'.  
 ALL PARALLEL PARKING SPACES ARE 8' X 22'.

**PARKING SUMMARY**

1. GARAGE PARKING	100
2. DRIVEWAY PARKING	37
3. ON-STREET PARKING	44
<b>TOTAL = 181</b>	
<b>PARKING RATIO = 3.6 TO 1</b>	

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DATE: MARCH 23, 2004 JOB NO. 03/04/01